



PLANNING DIRECTOR'S HEARING AGENDA

WEDNESDAY, July 20, 2005

9:00 a.m.
City Council Chambers
Room 205
City Hall

801 North First Street
San Jose, California

Hearing Officers

Jean Hamilton, AICP, Principal Planner

Susan Walton, Principal Planner

**Plan Implementation Division
Joseph Horwedel, Deputy Director**

**Stephen M. Haase, AICP
Director Planning, Building, and Code Enforcement**

NOTE

To arrange an accommodation under the Americans with Disabilities Act to participate in this public meeting, we ask that you call (408) 277-4576 (VOICE), 998-5299 (TTY) at least two days, (48 hours) before the meeting. If you requested such an accommodation and have not already identified yourself to the technician seated at the staff table, please do so now. If you did not call in advance and do now need assistance, please see the technician.

NOTICE TO THE PUBLIC

Good morning, this is the Planning Director's Hearing of **July 20, 2005**. My name is _____ and I am the Hearing Officer for today's agenda. On behalf of the Planning Director, I would like to welcome you to this Public Hearing. Please remember to turn off all cell phones and pagers. A copy of the agenda is available on the table by the door for your convenience.

The procedure for this hearing is as follows:

- Hearing Officer will identify the project as described on the agenda
- Staff report
- After the staff report, applicant and/or representative will have up to 5 minutes to speak and should make themselves known as their item comes up by approaching the microphone and identifying themselves and stating their home address, or just wave from the audience if you do not wish to speak
- Public testimony of up to 2 minutes, either for or against the project. Please state name and home address for the record
- After the public testimony, the applicant may make closing remarks of up to 5 minutes
- The Hearing Officer may ask questions of the speaker
- The public hearing will then be closed and the Hearing Officer will take action on the item. The Hearing Officer may request staff to respond to the public testimony, ask staff questions, and discuss the item

If you challenge these land use decisions in court, you may be limited to raising only those issues you or someone else raised at this public hearing or in written correspondence delivered to the City at, or prior to, the public hearing.

The Planning Director's action on these agenda items is final when the permit is signed and mailed, unless the permit is appealed. The Planning Director's actions are appealable in accordance with the requirements of Title 20 of the Municipal Zoning Code.

Note: If you have any agenda changes, please contact Larry Ng (larry.ng@sanjoseca.gov).

AGENDA

ORDER OF BUSINESS

1. DEFERRALS

Any item scheduled for hearing this morning for which deferral is being requested will be taken out of order, to be heard first on the matter of deferral. A list of staff recommended deferrals is available on the table. I will identify the items to be deferred and then ask for comments from the audience. If you want to change any of the deferral dates recommended or speak to the question of deferring these or any other items, you should say so at this time. I will now open the public hearing. The following items are proposed to be deferred.

The matter of deferrals is now closed.

2. CONSENT CALENDAR

NOTICE TO THE PUBLIC

The consent calendar items are considered to be routine and will be adopted by one motion. There will be no separate discussion of these items unless a request is made by the Director of Planning, staff, or the public to have an item removed from the consent calendar and considered separately. If anyone in the audience wishes to speak on one of these items, please come to the podium at this time.

- a. **H04-056. Site Development Permit** to construct a 1000 square foot expansion of an existing commercial building on a 0.36 gross acre site in the CP Pedestrian Commercial Zoning District, located at the south corner of the intersection of McKee Road and White Road (3098 MCKEE RD) (Harman Managers Investment Lp, Owner). Council District 5. SNI: None. CEQA: Exempt.
- b. **PDA83-052-01. Planned Development Permit Amendment** to allow the partial demolition and exterior remodel of an existing industrial building on a 2.4 gross acre site in the A(PD) Planned Development Zoning District, located on the south side of Quinn Avenue, 300 feet easterly of Senter Road (2280 Quinn Avenue) (Tron Do Dinh, Owner). Council District 7. SNI: Tully/Senter. CEQA: Exempt.
- c. **PD05-028. Planned Development Permit** to construct 3 single-family detached residences on a 0.36 gross acre site in the A(PD) Planned Development Zoning District, located at/on the northeast corner of Willow Street and Prevost Street (479 WILLOW ST) (Willow Street Property Group, LLC, Owner). Council District 6. SNI: Greater Gardner. CEQA: Exempt.
- d. **TR05-074. Tree Removal Permit** to remove one Redwood tree, approximately 94 inches in circumference, on a 0.15 gross acre site in the

- d. **TR05-074. Tree Removal Permit** to remove one Redwood tree, approximately 94 inches in circumference, on a 0.15 gross acre site in the R-1-8 Single-Family Residence Zoning District, located at 1331 Regency Drive (Mandis Michael And Marlene J Trustee, Owner). Council District 1. CEQA: Exempt.
 - e. **PTE02-076-01. Planned Tentative Map Permit** Extension to allow a one-year time extension for a previously approved Planned Tentative Map Permit (File No. PT02-076) to subdivide one parcel into 6 lots for 5 single-family detached residential units on a 0.56 gross acre site in the A(PD) Planned Development Zoning District, located on the southeast corner of Branham Lane and Cherry Avenue (4604 CHERRY AV) (Vu Mai Trustee, Owner). Council District 9. SNI: None. CEQA: Negative Declaration
 - f. **TR05-072. Tree Removal Permit** to remove three ordinance size Cedar trees on a 0.33 gross acre site in the R-1-8 Single-Family Residence Zoning District, located at 1202 Willow Street (Semas Judith A, Steve Chikes, Owner). Council District 6. CEQA: Exempt.
 - g. **PD03-081. Planned Development Permit** to allow for an increase in the amount of material processed at the existing Zanker Road Landfill/Resource Recovery Operation from 1,300 tons per day (TPD) to 2,600 TPD and allow for the limited off-site disposal of residual non-recyclable material. in the A(PD) Planned Development Zoning District, located on the North side of Zanker Road (705 Los Esteros Road (Zanker Road Resource Management, Ltd., Owner). Council District 4. SNI: None. CEQA: Mitigated Negative DEFERRED FROM 7/13/05
 - h. **PD05-002. Planned Development Permit** to construct two (2) single-family detached residences on a 1.52 gross acre site in the A(PD) Planned Development Zoning District, located on the southwest corner of Whaley Drive and Blauer Lane (William and Regina Wilson, Owners). Council District 8. SNI: None. CEQA: Exempt. CONTINUED FROM 7/13/05
 - i. **PDA99-072-01. Planned Development Permit Amendment** to allow the addition of a play field to an existing church and school (Achiever Christian School) on a 23.9 gross acre site in the R-1-5(PD) Planned Development Zoning District, located at/on the between the southerly terminus of Sands Drive and the easterly terminus of Ironwood Drive (500 SANDS DR) (First Baptist Church Of S J, Owner; Achiever Christian School, Developer). Council District 6. SNI: None. CEQA: Negative Declaration, PD 99-072. DEFERRED FROM 7/13/05
 - j. The projects being considered are located at the northeast corner of Berryessa and Oakland Roads (950 Oakland Road), in the A (PD) Planned Development Zoning District (Modern Ice & Cold Storage Co, Owner). Council District 3. SNI: 13th Street. CEQA: Mitigated Negative Declaration.
- 1. PD05-032. Planned Development Permit** to construct 200 single-family attached residences and a public park on a 9.6 gross acre site.

2. **PT05-036. Vesting Planned Development Tentative Map** to reconfigure four parcels into twenty-three lots for 202 single-family attached residences on a 9.6 gross acre site.

k. The projects being considered are located at/on west side of McKean Road, approximately 4000 feet northerly of Uvas Road (23735 MCKEAN RD), in the A(PD) Planned Development Zoning District (YOUNG PATRICK TRUSTEE & ET AL, Owner). Council District 10. SNI: None. CEQA: Mitigated Negative Declaration.

1. **PD05-036. Planned Development Permit** to allow a subdivision from one parcel into two lots for single-family residenital uses on an 89.3 gross acre site.

2. **PT05-061. Planned Tentative Map Permit** to subdivide 1 parcel into 2 lots for single-family residenital uses on a 89.35 gross acre site.

The consent calendar is now closed.

3. **PUBLIC HEARING**

- a. **PDA94-016-02. Planned Development Permit Amendment** request to construct a 7,885 square foot expansion to an existing ammonia gas vault and minor site improvements for industrial purposes on a 88.73 gross acre site in the IP(PD) Planned Development Zoning District, located on the southwest corner of Trimble Road and Orchard Parkway (370 W TRIMBLE RD) (Agilent Technologies Inc, Owner). Council District 4. SNI: None. CEQA: Mitigated Negative Declaration.
CONTINUED FROM 7/13/05

This concludes the Planning Director's Hearing for July 20, 2005. Thank you.

PLANNING DIRECTOR'S AGENDA ON THE WEB:
<http://www.sanjoseca.gov/planning/hearings/index.htm>
PUBLIC INFORMATION COUNTER
(408) 277-4576 CITY OF SAN JOSE

**DEPARTMENT OF PLANNING, BUILDING AND CODE ENFORCEMENT
PLANNING DIRECTOR'S HEARING**

Synopsis of Staff Recommendations

July 13, 2005

PUBLIC HEARINGS

1. DEFERRALS

- a. **TR05-046** Defer to 7/27/05

2. CONSENT CALENDAR

- | | | |
|------|---------------------|---------------------|
| a. | PD03-081 | Defer to 7/20/05 |
| b. | T05-057. | APPROVED |
| c. | SP 05-024 | APPROVED |
| d. | PD05-002 | Continue to 7/20/05 |
| e. | TR05-073 | APPROVED |
| f. | SP05-019 | APPROVED |
| g. | PDA02-025-01 | APPROVED |
| h. | TR05-063 | APPROVED |
| i. | TR05-070 | APPROVED |
| j. | SP05-016 | APPROVED |
| k. | SP05-009 | APPROVED |
| l. | PDA99-072-01 | Defer to 7/20/05 |
| m.1 | PD05-033 | APPROVED |
| m.2 | PT05-040 | APPROVED |
| n.1. | PD05-015 | APPROVED |
| n.2. | PT05-015 | APPROVED |

3. **PUBLIC HEARING**

- a. **PDA94-016-02** Continue to 7/20/05
- b. **TR05-061** Deferred from 6/22/05 APPROVED